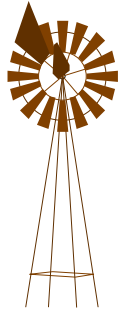


Windmill Mountain Ranches POA, Inc.

South A-Frame Court, Kingman, AZ 86401

www.windmillranch.org



MINUTES OF THE SPECIAL MEETING BOARD OF DIRECTORS WINDMILL MOUNTAIN RANCHES PROPERTY OWNERS ASSOCIATION, INC.

Pursuant to Article II, Section 4, the special meeting of the 2021 board of Directors of Windmill Ranch Phase II and Windmill Mountain Ranches Property Owners Association, Inc. was held on September 27, 2021 at the Armour residence, 6084 S. Mountain Lion Rd, Windmill Mountain Ranches, Mohave County, AZ.

The following directors of the corporation were in attendance:

Norman Younghusband
Steve Armour
Randal Bublitz

The following officers of the corporation were in attendance:

Norman Younghusband, Vice-President
Diane Ferguson, Treasurer
Donna Armour, Secretary

The following members were in attendance:

Ralph O'Donnal

Vice-President, Norman Younghusband, acted as Chairperson of the meeting and Donna Armour recorded the minutes.

The requirements for a quorum having been met, the meeting was called to order at 9:07 am on Monday September 27, 2021 for the purpose of action on the following agenda items:

AGENDA ITEM 1: Accept the resignation of Keith Hughes from the office of President, Submitted by Norman Younghusband.

On August 12, 2021 Keith Hughes emailed a letter of resignation to the Board of Directors stating "Please consider this my immediate resignation from both the office of Association President and the board of Directors". There were no volunteers for the position. A motion was made to leave the position of President vacant. The motion was seconded and passed unanimously.

AGENDA ITEM 2: Accept the resignation of Brian Tankesley from the position of Board Member, Submitted by Norman Younghusband.

On September 4, 2021 Brian Tankesley sent a text to Norman Younghusband stating "I'm giving you my official notice that I'm resigning my position on the Windmill Ranch board. My work schedule has increased leaving me little time for extracurricular activities. Thank you." A motion was made accept the resignation. The motion was seconded and passed unanimously.

AGENDA ITEM 3: 2022 Proposed Budget, Submitted by Diane Ferguson

Diane reviewed the 2021 budget and to date expenses. A new budget was created. See Attachment A. A motion was made to accept the 2022 Proposed Budget. The motion was seconded and passed unanimously.

AGENDA ITEM 4: 2022 Annual Assessment Amount, Submitted by Diane Ferguson.

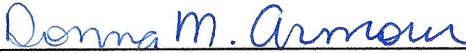
Diane reviewed the Annual Assessment of \$230.00 with the Board and it was determined that the amount would remain the same for 2022. A motion was made to accept \$230.00 as the 2022 Annual Assessment Amount. The motion was seconded and passed unanimously.

AGENDA ITEM 5: 2022 Annual Meeting Planning, Submitted by Diane Ferguson

A discussion was held concerning the annual meeting and it was determined that the risk from COVID is still an issue and no one is willing to invite a large amount of members into their personal residence. A motion was made to cancel the 2022 Annual Meeting. The motion was seconded and passed unanimously.

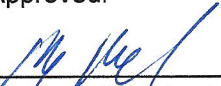
There being no further business to come before the 2021 Board of Directors, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 9:25 am.

Minutes submitted by:



Donna Armour
Secretary

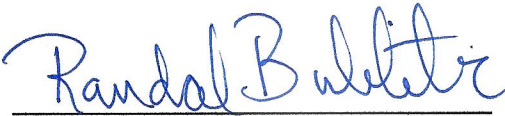
Approved:



Norman Younghusband
Director/ Vice President / Road Maintenance



Steve Armour
Director / Web Administration



Randal Bublitz
Director